

Attachment 2 – Proposed Talking Points for Developers – Act 70 Pilot Project
Mark Thimke – October 31st

- Purpose – outline of an Act 70 business park alternative
- Outline of project
 - Large scale plant closure or area of plant closures
 - Contamination associated with prior use
 - Municipality/economic development authority seeking to reuse property for manufacturing purposes
 - Economic development authority sets up a public/private governing group for the redevelopment project [or redevelopment authority may retain that role]
- Act 70 structure
 - Municipality or redevelopment authority acquires property utilizing available Wis. Stat. ch. 292 exemptions
 - Municipality or redevelopment authority enters into a Green Tier charter arrangement covering future businesses located on the site, provided those businesses complete the Green Tier requirements applicable to the individual business
 - Municipality or redevelopment authority completes the VPLE investigation and remediation
 - Municipality or redevelopment authority develops “base EMS” program applicable to businesses to be included in the charter
 - Costs of the above are covered by ERTID
 - Business located on property
 - Enter Green Tier charter
 - Negotiate business-specific 80 tpy ROP provisions and obtain permit
 - Complete EMS for particular business activity under schedule
 - Businesses located on property
 - Act 70 “protections”
 - Members of public/private governing group

- Charter may (but not required) be set up to allow –
 - Coordinated EMS/audit services for members
 - Reports to governing group on audit results
 - Internal resolution of audit issues before WDNR involvement
 - Coordination/interface with WDNR for Act 70 benefits

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